

DESIGN REVIEW BOARD

The Falls Tower

1 - Recommendation Meeting

January 17, 2024



From :
 Design Review Board
 Mark Brower, Chair

 c/o Dean Gunderson, DRB Secretary
 Planning and Economic Development
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :
 Karl J. Granrath, Hearings Examiner
 Spencer Gardner, Planning Director
 Tami Palmquist, DSC Director

CC :
 CollinsWoerman, Applicant
 Attn: John Eckert

 LB Stone Properties, Owner
 Attn: Wes Southwick

The Design Review Board found the following elements in the Applicant’s proposal to be noteworthy and commendable:

The Design Review Board commends the applicant on the additional contextual exploration of the site, landscape development, and the architecture's place within the site. The additional renderings and human level perspectives convey an appreciation for the unique location of the proposed building.

The Design Review Board recommends these elements be included in the construction permit application.

Based on review of the materials submitted by the Applicant and discussion during the January 17, 2024, Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

1. The City shall work with the Applicant to maximize the number of street trees along Lincoln Street, given that private drive accesses are to be treated as alley accesses to streets regarding Clear Vision Triangle requirements.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 4.4 Connections

Please see the following Downtown Plan Strategies: 2.4 Open Space, Public Realm and Streetscapes

Please see the following Downtown Design Guidelines: D-2 Enhance the Building with Landscaping and D-4 Provide Elements that Define the Place.

2. The Applicant shall continue to develop locations for interpretive signage that are within public access areas.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR 15 Activation, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-3 Respect Historic Features that Define Spokane, and D-5 Provide Appropriate Signage.

3. The Applicant is encouraged to further articulate the base of the building, in particular the Lincoln St facade, to address the scale of the immediate pedestrian environment. Consider relationship of elements (street tree locations, massing of the planters, textures of materials, etc.)

Please see the following Comprehensive Plan Goals and Policies: LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, ED 8 Quality of Life and the Environment, 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, and N 4.7 Pedestrian Design.

Please see the following Downtown Design Guidelines: C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, C-7 Install Pedestrian-friendly Materials at Street Level, and D-4 Provide Elements that Define the Place.

Please see the following Downtown Plan Strategies and Actions: ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2 Bring Art and Culture into the Public Realm Downtown and Develop an Arts Plan to Support Arts and Cultural Uses with a Focus on Downtown, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.2 Work with Arts and Local Property Owners to Create and Maintain Temporary Art Installation and Facilitate Activation of Cultural Spaces to Energize Downtown and Support Artists.

4. The Board understands that the parcel to the north is not a part of this application. However, the Board strongly recommends that the Applicant's final design solution for the project take into consideration how the north parcel and north property line of the subject site will eventually interact with each other.

Please see the following Comprehensive Plan Goals and Policies: TR 19 Plan Collaboratively and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.

Recommendations were approved by a unanimous vote of the Design Review Board (6/0), and are therefore subject to the terms of [SMC 17G.040.080.D](#)



Mark Brower, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.